



## RESOLUTION

AMENDING RESOLUTION NO. 17-175, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE HAWAII OCEAN PLAZA PROJECT.

WHEREAS, on March 28, 2018, the City Council, by adoption of Resolution No. 17-175, CD1, approved a conceptual plan for an IPD-T Project proposed by Hawaii Ocean Plaza LP (the "Applicant"), to redevelop 45,000 square feet of land zoned BMX-3 Community Business Mixed Use District in the Ala Moana Neighborhood Transit-Oriented Development Plan area, located at 1362, 1370, and 1374 Kapiolani Boulevard, and identified as Tax Map Key Nos. 2-3-016: 018, 019, and 020, with a mixed use residential, hotel, and commercial project (the "Project"); and

WHEREAS, on August 27, 2018, the Department of Planning and Permitting (the "DPP") reviewed and approved detailed plans for the Project by issuing a Major Special District Permit pursuant to Section 21-110-2(h) of the Revised Ordinances of Honolulu; and

WHEREAS, Resolution No. 17-175, CD1, required that a building permit for the Project be issued within two years after the effective date of Resolution No. 17-175, CD1, resulting in a March 28, 2020 deadline; and

WHEREAS, prior to the March 28, 2020 deadline to obtain a building permit (BP) for the Project, the DPP approved a one-year extension of the deadline (as allowed under Resolution No. 17-175, CD1), resulting in a March 28, 2021 deadline; and

WHEREAS, the Applicant requests a nine-month extension of the March 28, 2021 deadline to obtain a BP for the Project due to the redesign of the building foundation, and the COVID-19 Pandemic's impact on the community and businesses, which have resulted in delays in obtaining Project reports and permits; and

WHEREAS, the DPP, having duly considered the information provided by the Applicant regarding the requested extension of time, completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication \_\_\_\_\_ (2020), which is incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, and having duly considered the matter, desires to approve the requested nine-month extension of time to obtain a building permit for the Project, subject to the conditions enumerated below; now, therefore,



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BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution No. 2017-175, CD1, is amended to extend the deadline to obtain a building permit for the Project to December 28, 2021, subject to the following conditions:

- A. Except as modified by these conditions of approval, the Project must:
1. Conform to the conceptual plan for the Project approved under Resolution No. 17-175, CD1;
  2. Comply with the conditions of approval set forth in Resolution No. 17-175, CD1; and
  3. Comply with the conditions of approval set forth in the Project's Special District (SD) Permit, and subsequent modification.

Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition V of Resolution No. 17-175, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T Permit application and Major SD Permit.

- B. The DPP Director may amend the conditions in the Project's SD Permit to implement the conditions in this resolution.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-353

## RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii, 96813; Hawaii Ocean Plaza LP, Attention: Zhe Fang, 1585 Kapiolani Boulevard, Suite 1215, Honolulu, Hawaii, 96814; and FSC Architects, Attention: James G. Freeman, 31 Merchant Street, Suite 208, Honolulu, Hawaii, 96813.

INTRODUCED BY:

*Anna N. Kobayashi* (br)

DATE OF INTRODUCTION:

DEC 16 2020

Honolulu, Hawaii

Councilmembers